027.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	927,500 / 927,500
					USE VALUE:	927,500 / 927,500
					ASSESSED:	927,500 / 927,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72	-74	WINTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STANZIANI PAULA
Owner 2:	
Owner 3:	
Street 1:	94 MERRYMOUNT ROAD
Street 2:	
Twn/City:	QUINCY
St/Prov:	MA Cntry: Own Occ: N
Postal:	02169 Type:

PREVIOUS OWNER

Owner 1:	FLEMING MICHAEL Z -
Owner 2:	FLEMING MAUREEN H -
Street 1:	301 PROSPECT STREET
Twn/City:	BELMONT
St/Prov:	MA Cntry:
Postal:	02478

NARRATIVE DESCRIPTION

This parcel contains 6,693 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1926, having primarily Wood Shingle Exterior and 2553 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6693.000	426,300	4,600	496,600	927,500
Total Card	0.154	426,300	4,600	496,600	927,500
Total Parcel	0.154	426,300	4,600	496,600	927,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.27 | /Parcel: 363.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 027.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	426,500	4600	6,693.	496,600	927,700	927,700	Year End Roll	12/18/2019
2019	104	FV	346,300	4600	6,693.	527,700	878,600	878,600	Year End Roll	1/3/2019
2018	104	FV	346,300	4600	6,693.	384,900	735,800	735,800	Year End Roll	12/20/2017
2017	104	FV	346,100	4600	6,693.	335,200	685,900	685,900	Year End Roll	1/3/2017
2016	104	FV	346,100	4600	6,693.	285,600	636,300	636,300	Year End	1/4/2016
2015	104	FV	287,700	4600	6,693.	279,400	571,700	571,700	Year End Roll	12/11/2014
2014	104	FV	287,700	4600	6,693.	229,700	522,000	522,000	Year End Roll	12/16/2013
2013	104	FV	299,400	4600	6,693.	218,500	522,500	522,500		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLEMING MICHAEL	32576-59		3/24/2001		472,000	No	No		
DEMIRJIAN JOHN	27338-46		5/29/1997		280,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/1992	508	Manual	4,150					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2017	MEAS&NOTICE	KB	Kevin B
4/8/2009	Meas/Inspect	163	PATRIOT
10/1/1999	Mailer Sent		
10/1/1999	Measured	267	PATRIOT
9/2/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6693		Sq. Ft.	Site		0	80.	0.93	1									496,631						496,600	

Total AC/HA: 0.15365 | Total SF/SM: 6693 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 496,631 | Spl Credit | Total: 496,600

PRINT

Date	Time
12/10/20	17:43:12

LAST REV

Date	Time
10/19/17	09:33:33

apro

PAT ACCT. 2266

User Acct: 18643
GIS Ref:
GIS Ref:
Insp Date: 09/30/17

!2266!

USER DEFINED

Prior Id # 1:	18643
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.07067311
Const Adj.:	0.97757620
Adj $ / SQ:	167.466
Other Features:	106000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	617875
Depreciation:	191541
Depreciated Total:	426334

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	5	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

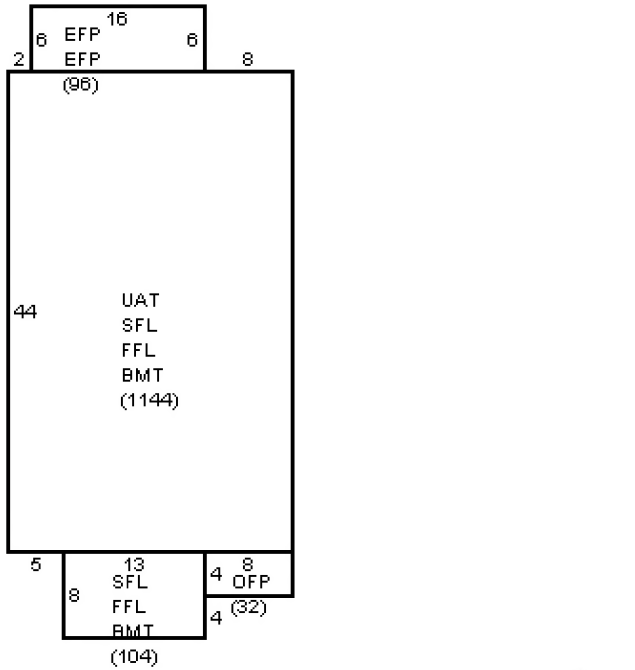
No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	167.47
Special Features:	0	Val/Su Net:	100.21
Final Total:	426300	Val/Su SzAd	170.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,248	50.240	62,699
FFL	First Floor	1,248	167.470	208,998
SFL	Second Floor	1,248	167.470	208,998
UAT	Upper Attic	286	77.030	22,032
EFP	Enclos Porch	192	40.480	7,771
OFP	Open Porch	32	43.010	1,376
	Net Sketched Area:	4,254	Total:	511,874
Size Ad	2496	Gross Are	5112	FinArea 2553

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1926	22.31	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600